

DELAWARE TOWNSHIP, PIKE COUNTY
AMENDMENT TO ZONING ORDINANCE 110.8(B) TO INCLUDE STORM WATER
MAINTENANCE FACILITIES AS AN EXCEPTION TO THE TERM "STRUCTURE"
AND ELIMINATE MATERIAL STORAGE AREAS

110.8(B)

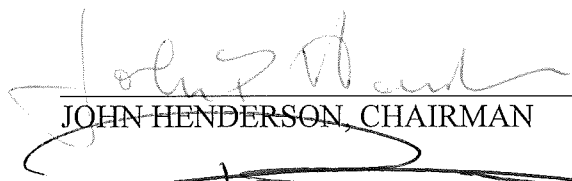
Buffer and Screening for Commercial Structures. No commercial structure shall be closer than fifty feet (50') to any Residential (R) or Rural Residential (RR) District line unless the district line is the center of a public road adjacent to the lot upon which the commercial structure is situated, in which case, the commercial structure shall not be closer than twenty feet (20') to said district line. Nonconforming structures, whereby a structure is legally in existence prior to the effective date of this ordinance and all or a portion of said structure is within the fifty-foot (50') setback, may be increased in size along the same line of encroachment beyond that line.

Further, there shall be an effective screen between any developed commercial lot and any Residential (R) or Rural Residential (RR) Zoning line. Provided, however, that as to this provision only, the term "structure" shall not apply to storm water maintenance facilities, parking lots, driveways, ~~material storage areas~~ or sign. The screen shall be constructed or planted, and permanently maintained, as follows:

1. The effective height of the continuous visual buffer shall be no less than eight (8') feet. Existing woodlands may be considered in the buffer requirement.
2. The type of plant materials to be used shall be subject to review and approval by the Board of Supervisors upon the recommendations of the Planning Commission.
3. The buffer planting strip shall be a minimum of fifty feet (50') feet in width measured from the lot line.
4. In cases where conditions preclude a planted buffer, fencing no less than six (6') feet in height shall be utilized to provide an effective screen.

This Amendment to Ordinance 110.8(B) shall be **effective** this 22nd day of February, 2023, by the Board of Supervisors of Delaware Township, Pike County, Pennsylvania.

BOARD OF SUPERVISORS OF DELAWARE
TOWNSHIP, PIKE COUNTY, PA



JOHN HENDERSON, CHAIRMAN



RICK KOEHLER, VICE-CHAIR



JOSEPH DUNNE, SUPERVISOR

ATTEST:



Township Administrator